

**STORY COUNTY PLANNING AND DEVELOPMENT**  
STORY COUNTY ADMINISTRATION  
900 6<sup>TH</sup> STREET  
NEVADA, IOWA 50201-2087  
**515-382-7245**



*"Commitment, Vision, Balance"*

**MINUTES  
STORY COUNTY  
PLANNING AND ZONING COMMISSION**

**AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING [WWW.STORYCOUNTYIOWA.GOV](http://WWW.STORYCOUNTYIOWA.GOV)**

<b>DATE:</b> April 13, 2022	Cheryl Moss, Chair	2025
	Debbie Younkin	2026
<b>CALL TO ORDER:</b> 4:04 PM	Kathy Mens	2022
	*Wendie Schneider	2023
<b>PLACE:</b> Public Meeting Room	Ben Jensen, Vice Chair	2025
In the Administration Building	Ray Lee	2023
	Dalton Johnston	2024
	*Absent	

**Special Note:** Members of the public could also participate via Zoom.

**STAFF PRESENT:** Amelia Schoeneman, Director; Andrea Wagner Planner and Recording Secretary, Linda Murken, Board of Supervisors

**PUBLIC PRESENT:** Kelly Diekmann, Kent Vickre, Larry Coy, Brad & Gina Perkins, Jim & Kathy Ferris, Gene Takle, Phil Iasevoli, Christine Hauser, Karin Sevde, Jolene Frette, Dennis Frette, Kim Christiansen, Becky Christiansen, Liesel Danielson, Emil Polashek, John R. Moore

**APPROVAL OF AGENDA (MCU)**

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**APPROVAL OF MINUTES**

**Motion by Jensen, Second by Mens Lee to approve the February 2, 2022 minutes. (MCU)**

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**PUBLIC COMMENTS:** None

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**NEW BUSINESS**

**Discussion and Consideration of Draft Ames Urban Fringe Plan Land Use Designations And Land Use Framework Map**

Amelia Schoeneman gave an overview of the draft Ames Urban Fringe Plan and the land use designations. With direction from the cooperators, staff will conduct public outreach on the draft designations.

Younkin asked if the county has jurisdiction over the portion of the urban area going into Boone County. Schoeneman stated Ames will complete a separate fringe plan with Boone.

Mens clarified if proposed development would have to meet a certain a buffer distance from confined animal feeding operations. Schoeneman confirmed.

Jensen asked for clarification on bed and breakfasts in the Urban Growth area. Schoeneman clarified that smaller scale bed and breakfasts can be permitted through a home business permit. The proposed limits are on conditional use permits for bed and breakfasts.

Younkin asked how much of the Urban Reserve Overlay was owned by ISU, specifically in regards to the research farms. Kelly Diekmann, Ames Planning and Housing Director, stated most of the ISU property is in the Urban Reserve. Urban Reserve shows intent, but not where growth will occur short-term.

Mens asked about individual farmers being able to stay. Diekmann clarified the plan has no control over Story County zoning. Schoeneman also clarified Story County has no zoning control over agricultural operations.

Younkin asked about the 20-year timeframe. Diekmann explained how the AUPF falls into that.

Jensen asked if reserve overlay would shrink as requests for rural residential expansions come in. Schoeneman explained that to map Rural Residential Expansion areas, other designations would need to be amended.

The commission opened public comments.

Brad Perkins discussed the lawsuit over Raspberry Hill and how the Code of Iowa 354 does not allow county to cede zone authority to cities. The fringe plan cannot limit conditional uses or other items under the county's zoning authority.

Evan Sivesind (Zoom) asked why Meadow Glen is not considered as rural residential. It is mapped as Urban Growth, and that doesn't seem logical.

Christine Hausner stated she is surrounded by ISU land and that southwest Ames is a rural community. Hausner discussed the impacts of extending gravity sewer along Worle Creek to serve development in the southwest. The Audubon Society supports conservation in that area. Hausner left written comments for the Board of Supervisors and Commissioners.

Kent Vickre from Meadow Glen is concerned for fire safety, and not being served by the Kelley fire department if annexed by Ames.

Becky Christiansen lives on acreage in southwest Ames around the ISU research farms. It's a rural environment. Their property is zoned A-R and could be split, however, the Ames Urban Fringe Plan prevented it. The original plan was implemented without notice or public input. Christiansen feels they've been held hostage by the city.

Kim Christiansen stated the plan is limited to territorial control for subdivisions. Christiansen believes the plan benefits only Ames. County government needs to stand up for rural residents. The Urban Reserve locks up thousands of acres and gives Ames control. He would like to see rural residential buffer areas between south of Ames and ISU land, similar to the rural subdivisions north of Ames. Christiansen also requests notice to property owners.

Phil Iasevoli asked that the conditional use permits that may not be allowed be better defined. He also noted no residents from north of Ames are in attendance, the majority are southwest residents.

Liesel Danielson spoke on the Agriculture and Farm Service area and the Urban Reserve Overlay. She's concerned about annexations and the city reviewing subdivisions and imposing restrictions.

Emil Polashek commented on Urban Growth area shown on Meadow Glen as an area to be annexed. He expressed concerns about the loss of fire protection. Polashek stated the designation description does not with what it would cost to connect to city service and it doesn't match the area.

Jensen asked for clarification on zoning versus land use. Schoeneman explained the county retains zoning jurisdiction, this is not changing. The plan is a guide for when someone requests a zoning change, or requests a conditional use permit. The plan and separate 28E also includes subdivision review processes

Jensen asked about Urban Growth expansion timelines. Diekmann explained the areas picked were most readily available to serve with city services.

Younkin asked when the city annexes existing developed areas, who pays for city water and sewer. Diekmann explained it is not mandatory that they connect to water and sewer or provide it. If a septic fails and city sewer is within 200 feet, state law requires connection. City development policy is that developers pay for infrastructure, or a neighborhood could request a special assessment also to pay for water infrastructure.

Diekmann clarified that this a draft, the basis is subdivision review authority, and that there are benefits if there is mutual agreement on where each jurisdiction has review authority and where it is waived. The plan does not affect the county's zoning authority.

Moss asked about timeline for public outreach. Schoeneman stated that Ames will act on the 26<sup>th</sup>, Gilbert will be acting in their council meeting the first or second week of May, then the Board of Supervisors. Then public outreach will begin including meetings and a survey. Diekmann stated there will be at least a 30 day public outreach period.

**MOTION: The Story County Planning and Zoning Commission recommended that Planning & Development staff begin public outreach.**

**Motion: Jensen**

**Second: Johnston**

**Voting Aye: Jensen, Johnston, Younkin, Mens, Lee, Moss**

**Voting Nay:**

**Not Voting:**

**Absent:**

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## **Approval of Amended 2022 Planning and Zoning Commission Meeting Schedule**

**Motion: Younkin**

**Second: Jensen**

**Voting Aye:**  
**Voting Nay:**  
**Not Voting:**  
**Absent:**

**(MCU)**

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**COMMENTS**

**Staff:** Staff will email the commission to see if there's interest in the Iowa State Extension training.

**Commission:** In March, Younkin attended city meeting for Auburn Trail subdivision. North Ames is growing.

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**ADJOURNMENT:** 5:29 PM

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**Approval of Minutes**

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**Title and Date**